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CERTIFICATE OF SURVEY  
COS-1314-2

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ITEM NO. 4

**STAFF REPORT**

**ITEM:** Consideration of Norman Rural Certificate of Survey No. COS-1314-2 for STELLA ACRES, PHASE II.

**LOCATION:** Generally located near the southeast corner of the intersection of 96<sup>th</sup> Avenue N.E. and Stella Road.

**INFORMATION:**

1. Owners. HI149,LLC
2. Developer. HI149, LLC
3. Engineer/Surveyor. Oklahoma Survey Company

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance Numbers 1316 and 1517 annexing this property into the city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual septic systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Easements. Roadway, drainage and utility easement for Stella Road will be granted as part of certificate of survey documents and will be filed of record with the County Clerk.
5. Acreage. There are three (3) tracts consisting of 10 acres for Tract 1, 10 acres for Tract 2 and 59.21 acres for Tract 3 for a total of 79.21 acres.

6. WQPZ. Water Quality Protection Zone (WQPZ) is located on Tract 3. The owners will be required to protect these areas.
7. Flood Plain. The property does not contain flood plain.
8. Covenants. Covenants addressing the WQPZ are under review by City Legal staff.

**SUPPLEMENTAL MATERIAL:** Copies of a location map and Certificate of Survey No. COS-1314-2 for Stella Acres, Phase II are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The residential tracts meet the requirements of the Subdivision Regulations and the owners are protecting the WQPZ. Staff recommends approval of COS-1314-2 for Stella Acres, Phase II.

**ACTION NEEDED:** Recommend approval or disapproval of Certificate of Survey No. COS-1314-2 for Stella Acres, Phase II, to City Council.

**ACTION TAKEN:** \_\_\_\_\_